

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240

www.ci.milpitas.ca.gov



RESIDENTIAL RE-ROOF

1. **PERMIT INFORMATION:**

- ☐ A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- ☐ Building Permits may be issued to a Homeowner for construction if that Homeowner indicates the intent to do his or her own work personally. If the inspection indicates the Homeowner is unable to perform the work satisfactorily, then a licensed contractor must perform the work.
- ☐ If the Homeowner is planning to hire workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

2. **SPECIFIC REQUIREMENTS:**

- ☐ The replacement or repair of the roofing on a one or two family residence requires a building permit. A permit is not required when less than One Square (100 SQ. FT.) of roofing material is replaced or repaired.
- ☐ Permits for multi-family and commercial buildings must be obtained in person at the Permit Center, Building & Safety Department, 455 E. Calaveras Blvd.
- ☐ All changes in roofing materials (including color of material used) must be reviewed and approved by the Planning Department. Permits will have to be obtained in person at the Permit Center.
- ☐ All work must comply with the 2007 Building Code Standards (Building, Electrical, Mechanical, Plumbing and Energy) and the 2008 Milpitas Municipal Code.
- ☐ Roofing materials must be installed per the manufacturer's installation instructions, or per Chapter 15 of the 2007 California Building Code.
- ☐ If the roof covering is not removed to the original deck, access to the attic may be required for an under roof check of the structural system, as well as the condition of the roof deck.
- ☐ At the time of the pre-roofing inspection, all damaged decking and supporting members must have been replaced.
- ☐ Class "B" or better roof covering is required for all buildings located in the "Hillside" area (east of North Park Victoria Drive, Evans Road and Piedmont Road) and installed to 95 mph wind speed standards (Section II-3-2.09, 2008 Milpitas Municipal Code).
- ☐ Class "C" or better roof covering is required for buildings located in other than "Hillside" areas.
- ☐ **FLAT ROOFS:**
 - When old roof membrane is removed to original deck, it is recommended (not required) that deck be re-sloped to 1/4 inch per foot minimum.
 - In order to prevent excessive accumulation of water (ponding), the roof must be sloped to provide position roof drainage (CBC Section 1510.1).
 - If the roof is not re-sloped to minimum 1/4 inch per foot, the roof membrane installed must be approved for a flat roof installation.

- ☐ **Smoke alarms:** When the value of the work exceeds \$1,000, smoke detectors must be installed if they do not exist as follows: in each sleeping room, at a point centrally located in the corridor or area giving access to each separate sleeping area, and on each story. In existing construction, detectors may be battery operated. See CBC Section 907.2.10 and the separate handout on Smoke Alarms for more information.
- ☐ **Spark arrester:** When the value of the work exceeds \$1,000, a spark arrester must be installed on fireplace chimneys if one does not exist per MMC Section II-3-2.06. Spark arresters shall be constructed in conformance with CBC Section 2113.9.1 or 2802.1. See separate handout on Spark Arresters for more information.

3. **INSPECTIONS:**

- ☐ The City of Milpitas Building inspectors are required to perform the inspections listed below on all re-roof work in the city.
 - **Pre-Roofing Inspection:** After existing roofing is removed but before any new material is installed.
 - **Roof Nail Inspection:** After plywood (or wood) to create solid deck prior is installed (when applicable).
 - **In-Progress Inspection:** While the roofing material is being installed.
 - **Smoke detector and spark arrester inspection:** Required to obtain a final.
 - **Final Inspection:** When all work has been completed, including:
 - ☐ Overflow drains cleaned
 - ☐ Skylights secured
 - ☐ All flues extended and secured
 - ☐ Any roof equipment and/or piping secured
 - ☐ All exposed nails protected
 - ☐ All exposed wood, roof jacks, and metal flashing or edging painted

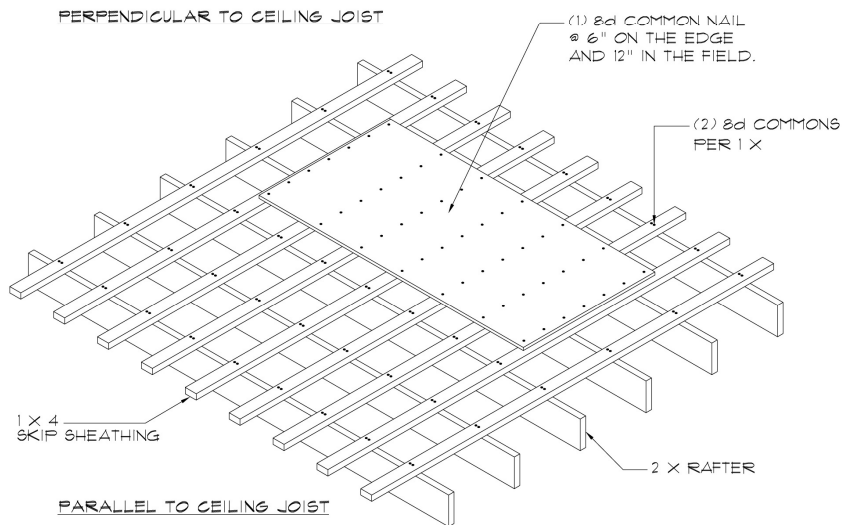
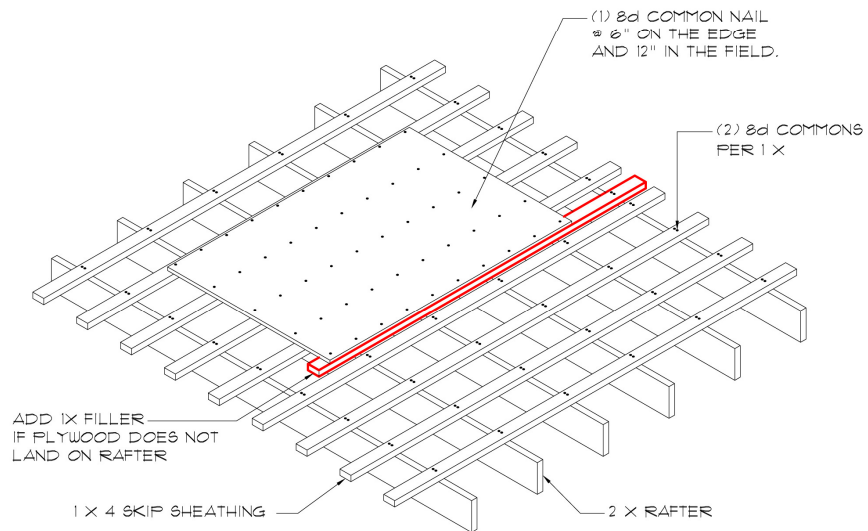
For each inspection, the Permit Card, the Approved Job Copy of the Drawings (if any) and the ICC report on the roofing materials must be presented to the inspector. Permits expire 180 days after the last passed inspection.

- ☐ The contractor or owner must provide roof access (ladder to roof) for the all required inspections. Ladders must be OSHA approved, minimum Type I with a 250 lb rating, in good condition and designed for its intended use.

4. **QUESTIONS:**

- ☐ If you have any questions regarding your project contact the Building & Safety Department at (408) 586-3240.

INSTALLATION OF SOLID SHEATHING OVER SKIP SHEATHING:



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SMOKE ALARMS and SPARK ARRESTERS

SMOKE ALARMS & SPARK ARRESTERS

When building permits are issued for additions, alterations or repairs to residential buildings and the value of the work exceeds \$1,000, the installation of smoke detectors and a spark arrester on fireplace chimneys, if any, must be installed for safety of the occupants if they do not already exist.

Smoke detectors must be installed in each sleeping room, at a point centrally located in the corridor or area giving access to each separate sleeping area, and on each story. In existing construction, detectors may be battery operated. In new construction and newly classified Group R-3.1 occupancies, detectors must receive their primary power from and be permanently connected to the building wiring and shall be equipped with a battery backup. In new construction, detectors must also be interconnected.

These safety devices must be installed by the time a final inspection is requested for your project. Requirements for these devices are contained in the 2007 California Building Code (CBC), Section 907.2.10 for smoke detectors and Section 2113.9.1 or 2802.1 for spark arrestors, and the Milpitas Municipal Code (MMC), Section II-3-2.06.

* CERTIFICATION FORM *

I understand the above requirements and certify that we now have smoke detectors installed that comply. If we have a fireplace, we also have installed a spark arrester on the flu outlet. We agree to comply with the CBC and MMC in regards to smoke detectors and fireplace chimney spark arresters.

HOMEOWNERS

NAME (please print): _____

ADDRESS: _____

SIGNATURE: _____

DATE: _____ PERMIT NO. _____

NOTE: This Certification is only used when normal access to the interior of the dwelling by the City of Milpitas Building Inspector is not achieved during the course of project construction. It is normally used for projects such as re-roofing, re-siding, patio covers, swimming pools and the like.